

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.1 *Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.*

N1.1.1 *Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.*

N1.1.4 *Anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses.*

Policy N1.6 *Safeguard industry's ability to operate effectively, by limiting the establishment of incompatible uses in industrial areas.*

Policy N1.14 *Support the provision of a full spectrum of public and quasi-public services that are appropriately located.*

Findings - In order to approve the Use Permit, one of the following Findings must be made. Staff could not make either of the Findings.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Not Made)*

The proposed use is not compatible with surrounding uses and may limit the ability of certain future industrial uses that may locate within a zoning district normally permitted by right. Although the proposed use should not have a negative impact to the site, nearby industrially zoned properties may be impacted or impaired due to the potential of sensitive receptors within the vicinity.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District. *(Finding Not Made)*

The proposed use may impact to surrounding uses. Planning staff notes that other church and assembly uses are located along East Arques Avenue and other Industrially Zoned areas. More recent proposals located on industrially zoned properties have been evaluated based on their specific location and have been supported by staff due to their proximity to residentially zoned properties or

current (Industrial to Residential) Zoning designation. Many of those sites are located closer to the periphery of the M-S Zoning District. In the past, sites that have been approved for a similar use that do not necessarily meet these criteria. This specific site is surrounded by industrial zoned properties on each side. Staff is concerned that the proposed use at this location may further decrease the feasibility of more traditional industrial uses in the area. Alternative sites within the city may be more appropriate for the proposed use.